

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Motel Court, Launching Place Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$790,000

Property Type

House

Suburb

Launching Place

Period - From

01/04/2025

to

31/03/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Carroll St LAUNCHING PLACE 3139	\$1,040,000	24/02/2026
2	195 Gembrook Launching Place Rd LAUNCHING PLACE 3139	\$940,000	02/02/2026
3	20 Silverwattle Rd LAUNCHING PLACE 3139	\$930,000	28/01/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Property Type: Land
Land Size: 1102 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
Year ending March 2026: \$790,000

Comparable Properties



7 Carroll St LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 24/02/2026
Property Type: House (Res)
Land Size: 2004 sqm approx



195 Gembrook Launching Place Rd LAUNCHING PLACE 3139 (REI/VG) **Agent Comments**



Price: \$940,000
Method: Private Sale
Date: 02/02/2026
Property Type: House
Land Size: 2014 sqm approx



20 Silverwattle Rd LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 28/01/2026
Property Type: House (Res)
Land Size: 4266 sqm approx